

**HISTORIC LANDMARK COMMISSION
JUNE 22, 2015
DEMOLITION AND RELOCATION PERMITS
HDP-2015-0370
1909 RIO GRANDE STREET**

PROPOSAL

Demolish a ca. 1921 house and a ca. 1949 garage apartment.

ARCHITECTURE

The ca. 1921 house is a one-and-a-half story, side-gabled frame bungalow with a partial-width, front-gabled independent porch on plain, square supports; the entry had sidelights; fenestration appears to be single and double 1:1 wood windows, with a tri-partite window in the front of the house. The ca. 1949 garage apartment is a two-story, rectangular-plan, side-gabled frame structure with a full-width wraparound porch in the upper story; metal-framed casement windows.

RESEARCH

The house was built in 1921 for Charles Early Martin, and his wife, Melitta. John Martin's father, Charles J. Martin, lived at 1905 Rio Grande, and was the proprietor of C.J. Martin & Sons, a seed and livestock products dealer, with offices and a factory on E. 4th Street, and a retail store in the 200 block of E. 6th Street. Charles Early Martin started as a salesman and general manager of his father's business, then became the secretary-treasurer when his mother became president of the company, and later became vice-president, after it appears that the principal interest in the business was sold outside the family. Charles E. and Melitta Martin lived here from 1921 until around 1938, when Charles E. Martin moved to a home in the 2500 block of Rio Grande Street. In the mid-1940s, he moved to San Antonio.

The house was a rental property through the late 1930s and mid-1940s, with a widow named Bewla Avery having furnished in the house in the early 1940s. By the mid-1940s, the house had been purchased by Sophie Winfield, a widow, who had lived in Cameron, Texas for many years with her husband, a wholesale fruit salesman. Sophie Winfield never had an occupation listed; her son Sam, was a locally-known eccentric, who was a radio and television repairman, and who lived with his mother until her death in 1990. Sam Winfield died in 1991. The house has been a rental property since that time.

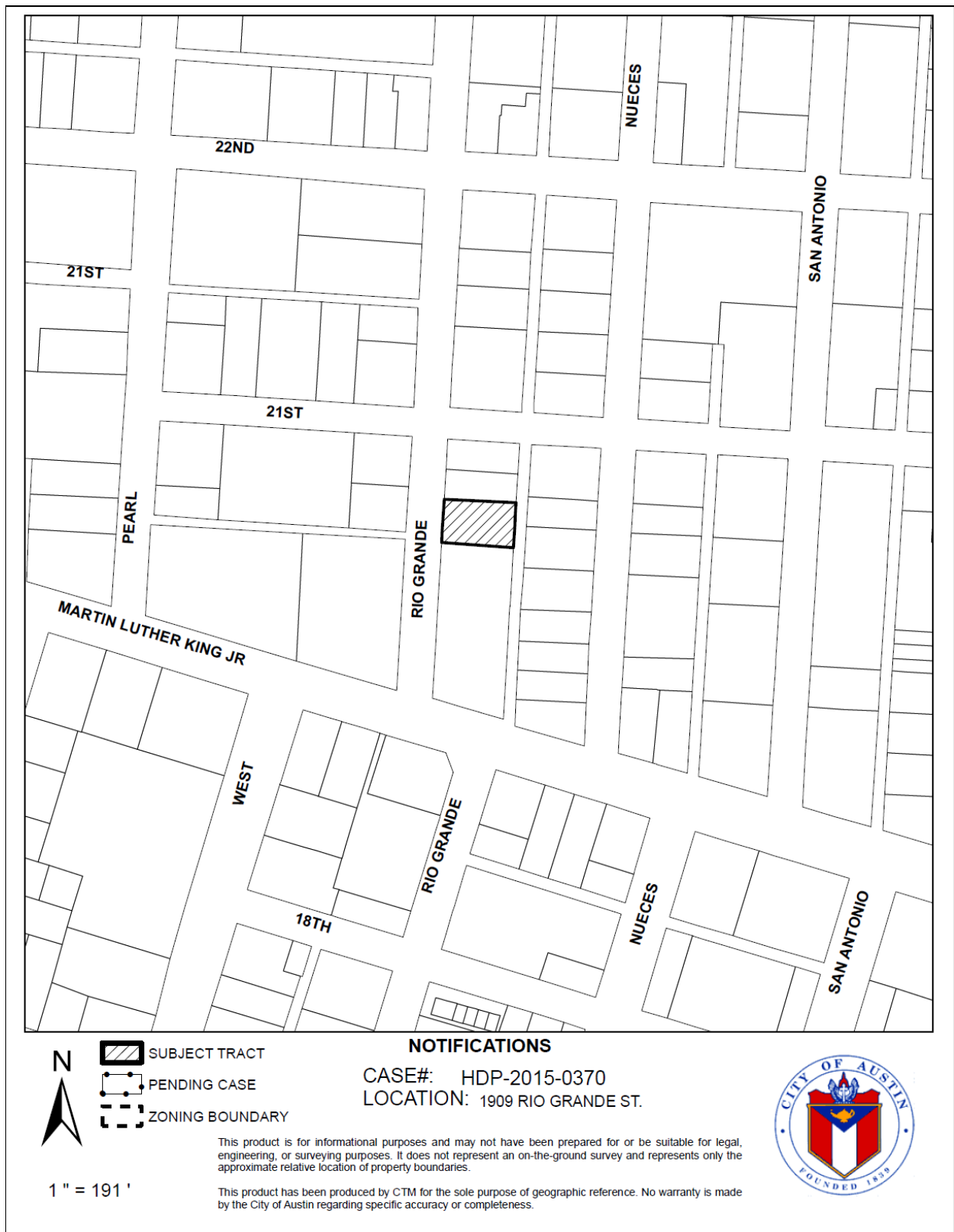
STAFF COMMENTS

The house is listed in the Comprehensive Cultural Resources Survey (1984) but without a priority for research.

STAFF RECOMMENDATION

Release the permit upon completion of a City of Austin Documentation Package consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history, for archiving at the Austin History Center. The house is a good example of an early 1920s bungalow, but has suffered years of neglect and rehabilitation of the house is no longer an option.

LOCATION MAP



1909 Rio Grande Street
ca. 1921 with a ca. 1949 garage apartment





Garage apartment (ca. 1949)

OCCUPANCY HISTORY 1909 Rio Grande Street

City Directory Research, Austin History Center
By City Historic Preservation Office
June, 2015

1992	S. Winfield, owner No occupation listed
1985-86	Sam R. Winfield, owner Retired Also listed is Sophie Winfield, retired.
1981	Sam R. Winfield, renter Television repairman Also listed is Sophie Winfield, retired. Rear: Glen Brooks, renter Student
1977	Sam R. Winfield, renter Television repairman Also listed is Sophie Winfield, retired Rear: John Booker, renter No occupation listed NOTE: The directory indicates that John Booker was a new resident at this address.

1973	Sam R. and Sophie Winfield, renters Retired
1968	Sophie Winfield, owner Widow, Ben Winfield No occupation listed NOTE: Sam R. Winfield is not listed in the directory.
1962	Sophie Winfield, owner Widow, Ben Winfield No occupation listed ½: Sam Winfield, renter Television repairman
1959	Sophie Winfield, renter Widow, Ben Winfield No occupation listed Also listed is Sam Winfield, a radio and television repairman. ½: Ernest Closuit, renter Student
1955	James E. and Maurine L. Northam, renters Student ½: Vacant NOTE: Sophie and Sam Winfield are listed at 1607 West Avenue; Sophie was the widow of Ben Winfield with no occupation listed; Sam Winfield was a radio repairman.
1952	Sophie Winfield, owner Widow, Ben Winfield No occupation listed Also listed is Sam Winfield, no occupation shown. ½: Charles G. Taylor, renter Student, University of Texas
1949	Sophie Winfield, owner Widow, Ben Winfield No occupation listed Also listed are Myra Winfield, a lab technician; and Sam Winfield, a vending machine operator. ½: Lynn McGregor, renter No occupation listed
1947	Sophie Winfield, owner Widow, Ben Winfield No occupation listed Also listed are Myra Winfield, a student at the University of Texas; and Sam Winfield, no occupation shown. ½: Leo W. Leary, renter Professor, University of Texas
1944-45	Mrs. Ellis M. Lowell, renter

There is no listing for a Mrs. Ellis M. Lowell in the alphabetical section of the directory.

NOTE: Sophie Winfield is not listed in the directory.

- 1941 Bewla Avery, renter
Widow, Earl Avery
Furnished rooms at the house.
NOTE: Charles E. and Melitta Martin are listed as living in San Antonio, Texas; he was the vice-president of C.J. Martin & Sons, which was now headed by Paul C. Whitley. The business is listed as a manufacturer of chemicals at 413 Chicon Street.
- 1939 John B. and Alice Pope, renters
Supervisor
NOTE: Charles E. Martin (Melitta Martin is not listed) was the vice-president of C.J. Martin & Sons, seeds, 815 E. 4th Street; his son, Charles E. Martin, Jr. was the president. Charles E. Martin lived at 2506 Rio Grande Street.
- 1937 Charles E. and Melitta Martin, renters
Secretary/treasurer, C.J. Martin & Sons (Margaret B. Martin, president), seeds, 815 E. 4th Street.
- 1935 Charles E. and Melitta Martin, renters
Proprietor (with Mrs. Charles J. Martin and Leo A. Martin), C.J. Martin & Sons, seeds, office, 815 E. 4th Street; retail store, 214 E. 6th Street.
Also listed is Charles E. Martin, Jr., a salesman for C.J. Martin & Sons.
- 1932-33 Charles E. and Melitta Martin, owners
Proprietor (with Mrs. Charles J. Martin and Leo A. Martin), C.J. Martin & Sons, seedsmen and manufacturers and jobbers of sanitary chemicals, stock dip, and poultry remedies, office, 815 E. 4th Street; retail store, 214 E. 6th Street.
- 1930-31 Charles E. and Melitta Martin, owners
Proprietor (with Mrs. Charles J. Martin and Leo A. Martin), C.J. Martin & Sons, seedsmen and manufacturers and jobbers of sanitary chemicals, stock dip, and poultry remedies, office, 815 E. 4th Street; retail store, 214 E. 6th Street.
- 1929 Charles E. and Melitta Martin, owners
Proprietor (with Mrs. Charles J. Martin and Leo A. Martin), C.J. Martin & Sons, seedsmen and manufacturers and jobbers of sanitary chemicals, stock dip, and poultry remedies, office, 815 E. 4th Street; retail store, 214 E. 6th Street.
- 1927 Charles E. and Melitta Martin, owners
Proprietor (with Mrs. Charles J. Martin and Leo A. Martin), C.J. Martin & Sons, seedsmen and manufacturers and jobbers of sanitary chemicals, stock dip, and poultry remedies, office, 815 E. 4th Street; retail store, 214 E. 6th Street.
- 1924 Charles E. and Melitta Martin, owners
Proprietor (with Charles J. Martin and Leo A. Martin), C.J. Martin & Sons, seedsmen and manufacturers and jobbers of sanitary chemicals, stock dip, and poultry remedies, office and retail store, 112-18 E. 4th Street; factory, 815 E. 4th Street.
Also listed is Ella Jacobson, a cook.

- 1922 Charles E. and Melitta Martin, owners
Salesman and general manager, C.J. Martin & Sons (Charles J. Martin, proprietor), seedsmen and manufacturers and jobbers of sanitary chemicals, stock dip, and poultry remedies, office and retail store, 112-18 E. 4th Street; factory, 815 E. 4th Street.
NOTE: Charles J. Martin lived at 1905 Rio Grande Street.
- 1920 The address is not listed in the directory.
NOTE: Charles E. and Melitta Martin are listed at 1108 W. 12th Street; he was the salesman and general manager of C.J. Martin & Sons, seedsmen and manufacturers and jobbers of sanitary chemicals, stock dip, and poultry remedies, 112-18 E. 4th Street.
NOTE: Charles J. Martin lived at 1905 Rio Grande Street.

BIOGRAPHICAL NOTES

Charles E. and Melitta Martin (ca. 1921 – ca. 1938)

The 1920 U.S. Census shows Charles E. and Melitta Martin as the owners of the house at 1108 W. 12th Street in Austin. Both were 30 years old, and both had been born in Texas. He was a grain merchant. They had 2 sons, Charles E., Jr., 7; and William, 5.

The 1930 U.S. Census shows Charles E. and Melitta Martin as the owners of this house, which was worth \$9,000. Charles E. Martin was 41, had been born in Texas, and was the secretary/treasurer of a chemical manufacturing company. Melitta M. Martin was 40, had been born in Texas, and had no occupation listed. Their sons were 18 and 15.

The 1940 U.S. Census shows Charles E. Martin living in a rented house at 2506 Rio Grande Street; he was 51, had been born in Texas, and was the owner and manager of a chemical factory. Melitta Martin is not listed with him.

CHARLES E. MARTIN

Charles Early Martin, 67, lifetime Austin resident, died Tuesday in a local hospital. Martin was connected with the veterinary supply and insecticide industry.

Survivors are his wife; two sons, Charles Early Martin Jr. of Houston and William J. Martin of Chicago; one brother, Leo Martin of Austin; and two sisters, Mrs. Paul C. Whitley of Austin and Mrs. B. A. McEnnis of Houston.

Rosary services were held at Weed-Corley Funeral Home Tuesday night with Rev. Joseph Schmitt officiating. Mass will be said at St. Mary's Cathedral at 9 a. m. Wednesday. Burial will be in Mount Calvary Cemetery.

Obituary of Charles E. Martin
Austin American, June 20, 1956

Sophie and Sam Winfield (ca. 1946 – ca. 2014)

Ben and Sophie Winfield appear in the 1940 U.S. Census for Cameron, Texas, where they owned a home. Ben Winfield was 49, had been born in Czechoslovakia, and was a salesman for a wholesale fruit company. Sophie Winfield was 39, had been born in Poland, and had no occupation listed. They had 2 children: Sam, 14; and Myra, 12. Both children had been born in Texas. The 1930 U.S. Census shows Ben and Sofie Winfield in Cameron, Texas, where they owned their home. Ben Winfield was listed as having been born in Hungary; he was a salesman for a wholesale fruit company. Everything else in this census report is as shown in the 1940 report. Sophie Winfield died in 1990, and is buried in the Jewish cemetery in Waco, Texas.

Samuel WINFIELD

1926 - 2014 | Obituary

WINFIELD, Samuel

Sam Winfield, 88, died on November 19, 2014. He was born March 10, 1926, in Cameron, Texas, to Bennie and Sophie Winfield, immigrants from Czechoslovakia and Poland. He grew up in Cameron, and was a bit of a mechanical savant, said to have taken a clock apart and correctly put it back together again at the age of 3. The Winfield family moved to Austin after Bennie's death, where Sam attended one semester of UT before joining the [Army](#) in WW II. After the war, he was involved in a coin operated radio business with his uncle, Sol Sider. Although his repair specialties were radio, and later, television, he was able to fix almost any mechanical item, and readily lent his help to anyone in need. He was known for his unwillingness to charge more than a pittance to people of limited means, and he had steady, appreciative customers until he was too old to repair anymore.

He was a lifelong bachelor, who lived with and took care of his elderly mother until her death in 1990. He lived in the same house on West campus for 70 years, without renovation. Sam was a confirmed and gentle eccentric, who managed to live life on his own terms, and in his own unique fashion.

He was preceded in death by his parents, Bennie and Sophie Winfield, his uncles and aunt, Sol Sider, Ben Sider, and Esther Bernstein, and his lifelong friends, Lothar Tempke and the Reverend Lucas. He is survived by his sister, Myra Winfield, his niece, Elayne Lansford, his nephews, Dan and Ralph Lansford, and 7 great nephews and nieces. He was much loved by all of us.

Many thanks to his kind and loyal tenants who watched over him in his last years, and to the good and patient caregivers at ARIA Memory Care and Gentiva Hospice, who watched over him in his last months.

The family will hold a private ceremony to honor his life on November 23. If there are those who remember him and likewise wish to honor him, just do someone else a simple act of kindness. That was Sam's legacy, and it would bring a smile to his face to know he was remembered in that way.

Published in Austin American-Statesman from Nov. 22 to Nov. 23, 2014

Receipt No. _____ Application for Sewer Connection No. **37995** *5423*
 Austin, Texas, *5-11* 19*21*
 To the Superintendent of Sanitary Sewer Division, City of Austin, Texas.
 Sir:—
 I hereby make application for sewer connection and instructions on premises owned by _____
 at *1909 Rio Grande* Street,
 further described as Lot *40' of 235' 3"* Block _____ Outlot _____ Division _____
 subdivision _____ Plat _____, which is to be used as a _____
 In this place there are to be installed _____ fixtures. Plumbing Permit No. _____
 I agree to pay the City of Austin, the regular ordinance charge. *5-7-21*
 Depth at Prop. Line _____ Respectfully, *A.E. Hancock*
 Stub Out } _____
 Connected } _____ (Location)
 Date _____
 By _____
 NOTE: Connection Instruction *8" Sewer in Alley #654*
6" Sewer in Rio Grande #675
 Sewer connection for this address (1921)

Mr. & Mrs. Chas.
Early Martin

1909 Rio Grande St.
35' of 3-35' of

46

23

4

Convert attic into apartment

249n - 11/12/38

4

Building permit to Charles E. Martin to convert the attic into an apartment (1938)

	Chas. Early Martin	1909 Rio Grande St.
46	23 - 2&3	D

-

enclose stairway on N.side of house

151r - 9-5-39

None

Building permit to Charles E. Martin to enclose the stairway on the north side of the house
(1939)

	Mrs. Sophie Winfield	1909-B Rio Grande St.
47	So.40'of 2 & So.35'of 3	- 23 D

-

Demolish garage and erect gar. apt.

40033 1-19-49 \$7000.00

Owner

5

Building permit to Sophie Winfield to construct the garage apartment (1949)